

# BARTON FLEMING

INDEPENDENT ESTATE AGENTS



**17 Moor Pond Close, Bicester, Oxfordshire. OX26 6GA**

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Web: [www.bartonfleming.co.uk](http://www.bartonfleming.co.uk)  
E-mail: [info@bartonfleming.co.uk](mailto:info@bartonfleming.co.uk)  
62 North Street, Bicester. OX26 6NF

Tel: Bicester (01869)

## 249922

**17 Moor Pond Close, Bicester, Oxfordshire. OX26 6GA**



**A Two Bedroom Terraced House with Lounge Diner, Kitchen, Bathroom, Front and Rear Gardens and Allocated Parking Space.**

**FREEHOLD**

**£ 285,000**

- ❖ Entrance Hall
- ❖ Lounge Diner
- ❖ Kitchen
- ❖ Landing
- ❖ Two Bedrooms
- ❖ Bathroom
- ❖ Front and Rear Gardens
- ❖ Allocated Parking Space
- ❖ Walking Distance to Town Centre and Bicester Village Shops and Station

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### **Key Facts for Buyers:**

**EPC:** On Order.  
**Council Tax:** Band C  
Approx. £2,190 per annum.

### **Ground Floor:**

#### **OPEN PORCH:**

Outside gas and electric meter boxes, half leaded light glazed PVC front door to:

#### **HALL:**

Plain plaster ceiling, radiator, staircase.

#### **LOUNGE DINER: 22'0 x 13'3**

Front aspect leaded light glazed PVC window, coving, two radiators, understairs cupboard, central heating thermostat, two wall light points, TV point.

#### **KITCHEN: 11'9 x 7'11**

Rear aspect half glazed PVC door to garden, coving, radiator, vinyl flooring, wall mounted "Suprima" boiler (*estimated install 2013*). Range of tall base and eye level units, roll edge laminate worksurface, tiled surrounds, 500mm wide tall unit with space for upright fridge freezer, 300mm base unit with drawer, 800mm corner base unit with 400mm door and drawer, 300mm base unit with drawer, stainless steel oven/grill, 4-ring electric hob, extractor hood, 300mm base unit and drawer, 400mm base unit and drawer, stainless steel sink, space for washing machine, space for 600mm wide dishwasher.

### **First Floor:**

#### **LANDING:**

Plain plaster ceiling.

#### **BATHROOM: 6'5 x 6'1**

Plain plaster ceiling, wall mounted heater, vinyl flooring, chrome heated towel rail, panel enclosed bath with "Mira Sport" shower over, pedestal wash hand basin, shaver socket, dual flush close coupled WC.

#### **BEDROOM ONE: 12'6 x 10'4**

Front aspect leaded light glazed PVC window, radiator, fitted wardrobe, bulkhead airing cupboard.

#### **BEDROOM TWO:**

Rear aspect PVC window, plain plaster ceiling, access to loft space.

### **Outside:**

**FRONT GARDEN: refer to photograph**

**REAR GARDEN: refer to photographs**

Gate, outside tap.

#### **PARKING:**

Allocated parking space.

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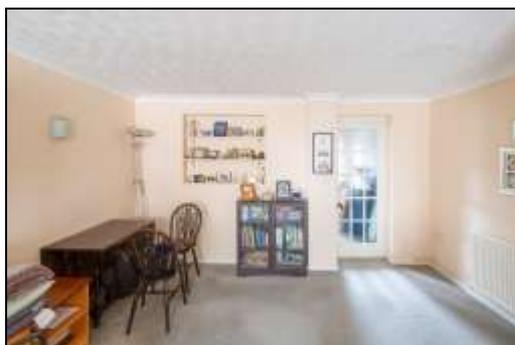
Entrance Hall and Staircase



Lounge Diner



Lounge Diner



Dining Area



Kitchen

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Kitchen



Kitchen



Bathroom



Bathroom



Bedroom Two



Bedroom Two



Bedroom One



Bedroom One

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Bedroom One



Rear Garden



Rear Elevation



Green Area to Front

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## Space for Notes

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